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TORRANCE CITY COUNCIL MINUTES
October 7, 1958

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Torrance, California
October 7, 1958

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a regular meeting at 5:30 P. M. Tuesday, October 7, 1958, in the Council Chamber, City Hall, Torrance, California.

Those responding to roll call by Deputy City Clerk Whitacre were:
COUNCILMEN: Beasley, Benstead, Blount, Bradford, Drale, Jahn, Isen.
ABSENT: COUNCILMEN: None. City Manager Stevens and City Attorney Remelmeyer were also present.

At the request of Mayor Isen, Sgt. Hamilton of the Police Department led the salute to our Flag.

Reverend Charles W. Little of the Church of the Nazarene opened the meeting with an invocation.

Councilman Blount asked if approval of the Minutes of the previous meeting might be deferred until the next meeting, and in the future if this could be deferred an extra week, saying it was not possible for all of the Councilmen to read the Minutes before the meeting.

Mayor Isen asked that in the future the Minutes be delivered to the Councilmen with the Agenda for the next meeting, so that they would have time to read them, and it was so ordered.

There was no objection, and approval of the Minutes of the meeting of September 30, 1958, was deferred to the meeting of October 14, 1958.

Mayor Isen at this time commended Mrs. Goodwin, the Secretary to the Council; he commented upon the fine job he and the Council feel she does on the long and involved Minutes of these meetings, and on the Index to those Minutes which she has initiated. He believed this would save a great deal of time for those who need to find specific items in the Minutes, and directed that these comments of his be shown in the record.

Mayor Isen told the audience that the Flags of the United States and Turkey were on the rostrum this evening in honor of our affiliation with our 'Sister City' under the 'People to People' program, as our 'Sister City' is Konya, Turkey. He added that Mr. Van Wagner would be present later in the meeting and this would be discussed further at that time.

Mayor Isen told the audience that due to the length of the Agenda, and the great volume of work for the Council to do, the matters presented to them were briefed into the record, saying that the Councilmen had studied the Agenda and were familiar with the various items. At the request of any of the Councilmen or any member of the audience, the matters would be read in full. Each Councilman may be heard on any item, and if any member of the audience wishes to be heard upon any of these items, they may do so. The present method is used to save time, as the Council is invariably faced with this amount of work at the meetings of the Council.

WRITTEN COMMUNICATIONS:

1. A copy of a letter from the Los Angeles County Road Dept. to the Board of Supervisors of Los Angeles County recommended to the Supervisors that they adopt a Resolution finding that the proposed improvement of Calle Mayor and Anza Ave. is of general County interest and providing County aid in the amount of \$51,410.00. This was signed

by Sam R. Kennedy, Road Commissioner, and dated September 25, 1958.

In response to a question, the City Manager said this was here for our information, and that we would probably be informed when this has been passed.

2. An October 2, 1958, letter from Richard G. Miller, 23850 Hawthorne Ave., resubmitted his offer to purchase Lot 6, Tract No. 7955, located on the north side of Newton St. between Ward and Madison Sts., Zone R-1, for \$1,800.00. Mr. Miller's letter stated he was enclosing a check in the amount of \$180 as a 10% deposit on the lot.

Councilman Benstead moved the request be denied.

Councilman Beasley questioned this, asking if Councilman Benstead had seen the lot. He said it is a 25' lot at the end of alley and he believed this to be a fair offer for it.

The City Manager replied to a question by saying we had taken bids on this, and the highest offer was \$1500. Mr. Miller had offered us \$1800 for the lot before the land was put out for bid, and the City Manager had been told to check to see if the offer of \$1800 was still good. Mr. Miller had said he would still pay that for the land, and that is why the offer was before the Council tonight.

Councilman Drale seconded the motion, saying he did so because he believed the land should be sold at public auction.

Motion to deny the offer failed by the following roll call vote: AYES: COUNCILMEN: Benstead, Bradford, Drale. NOES: COUNCILMEN: Beasley, Blount, Jahn, Isen. ABSENT: COUNCILMEN: None.

Councilman Jahn moved the offer from Mr. Miller of \$1800 be accepted.

Motion seconded by Councilman Beasley.

Councilman Drale asked the City Attorney if the Council could sell public property without having a public hearing, saying the auction at which this property had been offered was closed.

The City Attorney believed this could be done at the discretion of the Council, but said he would look this up to be sure such a sale would be valid; he suggested that if the offer is accepted, it be done subject to such validity.

Councilman Bradford moved to table this matter until the next meeting of the Council.

Motion seconded by Councilman Benstead, and carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Blount, Bradford, Drale, Jahn, Isen. NOES: COUNCILMEN: Beasley. ABSENT: COUNCILMEN: None.

3. An October 1, 1958, letter to the Council from Louis H. Deininger, Post Chairman, Cal-Vet Farm and Home Program of the Bert S. Crossland Post #170 of the American Legion, enclosed a Resolution regarding Proposition No. 1 on the November ballot. Mr. Deininger asked that the Council consider and act favorably upon the Resolution. He stated the proposition has been endorsed by 54 Boards of County Supervisors and about 20 City Councils.

Councilman Jahn did not believe this was either a political or partisan measure, and said these bonds had been paid in every case. He moved to concur with the request and adopt the Resolution.

Motion seconded by Councilman Benstead, all in favor, so ordered. Deputy City Clerk Whitacre read title to:

RESOLUTION NO. 3578

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE ENDORSING PROPOSITION NO. 1 ON THE
NOVEMBER BALLOT FOR THE 1958 GENERAL ELECTION,
RELATING TO VETERANS' BONDS.

Councilman Benstead moved to dispense with further reading of the Resolution.

Motion, seconded by Councilman Jahn, carried unanimously by roll call vote.

Councilman Benstead moved for adoption of Resolution No. 3578. Motion seconded by Councilman Jahn and carried unanimously by roll call vote.

Councilman Jahn moved that after the proper number is assigned to each and the titles read, further reading of Ordinances and Resolutions presented here tonight be dispensed with.

Motion seconded by Councilman Beasley and failed by the following roll call vote: AYES: COUNCILMEN: Beasley, Benstead, Jahn, Isen. NOES: COUNCILMEN: Blount, Bradford, Drale. ABSENT: COUNCILMEN: None.

Councilman Blount said he had voted against this because he would prefer to act on each one of these individually, and he did not think this action saved time.

4. An October 1, 1958, letter from Property Management Corp., of 15502 Crenshaw, was signed by J. H. Barton, Vice President, and concerned Lot Split No. 4821. They requested adoption of a Resolution making the 1' future street on adjacent Tract No. 24330 a dedicated street for public use, and that a deed of easement they had submitted be recorded.

An October 2, 1958, comment from the City Engineer was appended, recommending we have a 1' future street strip on the easterly end of the street dedication for this lot split to protect the new front, and that we have this before we accept the existing 1' future street in Tract No. 24330. He said he understood all improvements are in.

An October 3, 1958, comment from the Planning Director stated he concurred with the recommendation of the City Engineer.

This was discussed briefly, and Councilman Jahn moved to concur with the recommendation of the City Engineer.

Motion seconded by Councilman Beasley.

In reply to a question, the City Engineer said no action was required of the Council on this.

Councilman Jahn withdrew his motion, and Councilman Beasley withdrew his second to the motion.

There were no objections, and the City Engineer was directed to proceed as required.

5. An October 2, 1958, letter from R. A. Watt Construction, signed by Geo. Foutts, advised that they plan to build six units on Lots 1 through 12, Tract 22712, and asked for a Variance on the front set-back from 20' to 10'.

Planning Director Powell explained that only the Council can grant a front yard set-back Variance.

Councilman Beasley moved to refer this to the Planning Commission.

Motion seconded by Councilman Benstead, no objections, so ordered.

6. An October 2, 1958, letter from the Chamber of Commerce, signed by Dick Fitzgerald, Manager, asked permission to relocate the "Welcome to Torrance" sign adjacent to the new 'Woody's Smorgasburger' restaurant on Pacific Coast Highway. The owner of the restaurant will pay the cost of the relocation of the sign, but Mr. Fitzgerald requested a waiver of the application fee for permit to move the sign and permission from the Bldg. Dept. to reconnect the power at the new location.

Councilman Beasley moved the requests in the letter be granted.

Motion seconded by Councilman Jahn and carried unanimously by roll call vote.

7. An October 2, 1958, letter from Paul D. Loranger, President of Paul's Chevrolet, Inc., requested permission to display 5 street banners featuring copy about the 1959 Chevrolet and Paul's Chevrolet. 2 of these banners will be on Cabrillo, 2 on Sartori, and 1 at the intersection of Crenshaw and Torrance Blvds.

Deputy City Clerk Whitacre asked if the Council would consider whether or not the fees on this are to be waived and whether the insurance requirement is to be waived, saying the request was made for the information of the City Attorney and himself.

Councilman Blount moved the request be granted, with the comment that no fees are to be waived and all City requirements are to be met.

Motion, seconded by Councilman Jahn, carried unanimously by roll call vote.

COMMUNICATIONS FROM THE CITY MANAGER:

1. A September 25, 1958, report from the City Manager with reference to 'Salaries and Longevity Pay' was resubmitted, having been held over by the Council for study.

Mayor Isen asked the City Manager for his report and recommendation on this.

The City Manager replied that the Council had his report, which had been held over, and that he had not made a recommendation. He said if the Council wished him to do so, he would.

Councilman Jahn thought the City Manager should make a recommendation.

There were no objections, and Mayor Isen requested the City Manager to make a recommendation.

The City Manager recommended that the City Council adopt Plan A as shown on his report dated September 24, 1958, entitled "Longevity and Salaries"; this would mean a 3% across-the-board increase to all employees of the City, retroactive to September 1, 1958.

Councilman Drale moved to concur with the recommendation of the City Manager.

Motion seconded by Councilman Jahn.

Councilman Bradford noted that only the City of Burbank surpasses our starting salaries for laborers, etc.

Mayor Isen said our starting salary for laborers, as shown and used in the report, would be \$385 with this 3% increase, passing that offered by Burbank.

Councilman Bradford asked the City Manager whether a full step raise as of January 1, 1959, would be nearly the same amount as this 3% increase on September 1.

The City Manager said it would be about the same.

Councilman Bradford asked if the expenditure of funds would be about the same for either increase, and the City Manager said it would be nearly the same.

Mayor Isen asked the City Manager if this 3% increase would cost the City about \$70,000 and the City Manager said it would.

Mayor Isen thought another figure had been discussed, and asked if anyone here remembered exactly what it was.

Councilman Bradford thought the other figure had been given to the Council by Mr. Mansfield while Mr. Stevens was on vacation.

Assistant City Manager Mansfield discussed this briefly with the Council; he said when this was first discussed, we had thought the amount of money the City would get would be about \$175,000 and it was from this that the increase was to be paid. However, the sum had dropped to about \$100,000.

Mayor Isen commented that the 3% raise for employees would take about \$70,000 of that.

The City Manager agreed, and referring to the question asked him by Councilman Bradford, said he had found the full step raise for 6 months would cost approximately the same as the 3% for 10 months.

Mr. Al Salcido, representing the Police and Fire Departments, said they have spent a lot of time striving to find a suitable footing. The number of employees who favor longevity pay showed that City employees plan to stay here. He said the City gains from the employees' willingness to contribute their work and efforts to the City. They

recommended adoption of Plan "C" as presented by the City Manager, meaning a 3% increase to all employees as of January 1, 1959 and 5% longevity pay as of April 1, 1959. They believe employees should have a full step raise after 5, 12, and 19 years respectively.

Mr. Jonathan Dunmeyer, representing the Miscellaneous Employees of the City and President of Local 1135, said they were asking for a salary increase and longevity because they feel they deserve it. Mr. Dunmeyer reported on the comparison of the number of employees of the City here in Torrance and in other cities of comparable size and population. He felt the small tax rate we enjoy is largely due to our small number of employees. He asked to go on record as supporting the Plan "C" advanced by the City Manager. He believed the Council had adopted a motion favoring an increase to City employees along these lines.

This was discussed very briefly, and Councilman Drale called for the question.

Councilman Blount told the City Manager he would like to know if there is any way we can adopt, in addition to the 3% increase, what other cities comparable to Torrance have, called a 'Widows and Orphans' fund, and whether we could - in consideration of the cost - arrange for a fair and impartial uniform allowance for those who have to have special clothes to work in. He said he would like to have the City Manager give him information on what these two items would cost.

There were no objections, and the City Manager was directed to prepare this information for the Council.

Motion to concur with the recommendation of the City Manager on Plan A carried unanimously by roll call vote.

2. An October 2, 1958, letter from the City Manager referred to a matter from the Park & Recreation Commission which had been referred to him for recommendation, and read as follows:

"At the Council meeting of September 23, the recommendation of the Park and Recreation Commission that the Council appropriate \$17,000 to take care of certain items at the swimming pool was referred to me for study and recommendation, particularly as to where the funds would come from.

"As indicated in the report, it is not necessary to start the work immediately, however, it should be started by January, 1959, if it is to be undertaken.

"The funds must come from the Unappropriated Reserve. I believe that by December the trend in City revenues will be well enough established to indicate if the funds will be available in full and would, therefore, recommend that final action on appropriation be delayed until December.

"Item No. 7: Painting of Pool Building, estimated to cost \$1500 should be undertaken before the winter rains. I would recommend that this building and several other of the City buildings be repainted as soon as possible, particularly the exteriors of the buildings. An estimate will be made of the cost of such painting. Funds will have to come from the Unappropriated Reserve."

Councilman Drale moved to concur with the recommendation of the City Manager.

Motion seconded by Mayor Isen.

Councilman Beasley asked if this would go to bid, and the City Manager said it would.

Councilman Drale said that had been the intent of his motion.

At 6:05 P. M., Mayor Isen declared a recess to allow for clearing of the Chamber as many people wished to leave at this time.

The Council re-convened at 6:10 P. M.

Councilman Jahn moved to amend Councilman Drale's motion on Item 7 to specify that the items be put to bid after the proper specifications are prepared, and that the item be bonded for completion.

Amendment seconded by Mayor Isen and carried unanimously by

roll call vote.

Motion, as amended, carried unanimously by roll call vote.

COMMUNICATIONS FROM BUILDING DEPARTMENT:

1. An October 2, 1958, letter from John E. Gist, Jr., 805 Elm Avenue, asked that the \$6.00 he paid for permit #2641S be refunded to him, as his plans have changed and the permit will not be used.

A comment from Mr. Schlens, Supt. of Bldg., was appended, saying there is no provision made in the Plumbing Code that permits refunds on permit fees, and therefore, he could not comply with this request.

Mayor Isen moved to deny the request, saying it must cost that much at least to process it.

Motion seconded by Councilman Jahn and carried unanimously by roll call vote.

COMMUNICATIONS FROM THE LICENSE DEPARTMENT:

1. A letter from the Hope Evangelical United Brethren Church, 3343 - 174th St., signed by Monrad Bergesen, asked for permission to hold a parade on October 11, at about 10:00 A. M., and a free license for a loudspeaker to be used on that same day.

Councilman Jahn moved to concur with License Inspector Whitacre's recommendation that they get the free licenses requested with all stipulations of the Chief of Police and License Inspector.

Motion, seconded by Councilman Beasley, carried unanimously by roll call vote.

COMMUNICATIONS FROM THE PUBLIC WORKS DEPARTMENT:

1. A September 30, 1958, letter from J. V. Russell, Director of Public Works, advised that bids on heaters and plumbing materials for the new City Yard had been opened in his office. He recommended that the low bidder, the Seaside Supply Stores, Inc., of San Pedro, be awarded the contract in the amount of \$753.54.

Councilman Drale moved to concur with the recommendation of the Director of Public Works.

Motion, seconded by Councilman Jahn, carried unanimously by roll call vote.

COMMUNICATIONS FROM THE ENGINEERING DEPARTMENT:

1. An October 2, 1958, letter from City Engineer Bishop concerned the TRAFFIC SIGNAL MODIFICATION - INTERSECTION PACIFIC COAST HIGHWAY WITH CRENSHAW BOULEVARD. The letter stated that the Traffic Commission had recommended that we contribute our share of the cost of this.

Mr. Bishop reported the Division of Highways estimates that our share of the cost of this will be about \$5,600.00.

Councilman Jahn moved to concur with the request.

Councilman Benstead asked if this is not very high for our share.

The City Manager said the whole intersection will require a great deal of work, and in reply to another question, said it has been our policy to pay our share, even though other work is included. The City Manager expected that we will be paying only for one-half of the actual traffic signal modification.

Motion, seconded by Councilman Beasley, carried unanimously by roll call vote.

Deputy City Clerk Whitacre read title to:

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RESOLUTION NO. 3574

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK
TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT
WITH THE STATE OF CALIFORNIA, DEPARTMENT OF
PUBLIC WORKS, DIVISION OF HIGHWAYS, FOR THE
COSTS OF TRAFFIC SIGNAL MODIFICATION AT THE
INTERSECTION OF PACIFIC COAST HIGHWAY AND
CRENSHAW BOULEVARD.

Councilman Benstead moved to dispense with further reading of the Resolution.

Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Councilman Benstead moved to adopt Resolution No. 3574.

Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

At this time Mr. Van Wagner was in the audience with members of his Committee who have been working on our "People to People" program. As a courtesy to them, the Council took the following matter out of order on the Agenda.

In response to an invitation to be heard, Mr. Van Wagner told the Council and audience that Konya, Turkey, has been selected by them as our 'Sister City'. This choice was made because of the similarity in size and population between Konya and Torrance. They have extended an invitation to Konya to participate in this program, and believe the invitation will be accepted. Mr. Van Wagner said this has been undertaken under President Eisenhower's 'People to People' program, initiated in the belief that direct communication between people will help in solving world tensions.

Mayor Isen complimented the Committee on their choice, saying that Turkey stands as a great bulwark in the middle East against the Communist infiltration.

Mr. Van Wagner introduced Mr. Del Nadeau of his Committee and Mr. Stevens, another member of the Committee, and Mrs. Lou Karlow, the Secretary. Mr. Van Wagner said that Mrs. Karlow had actually performed the great volume of work done by the Committee thus far, and thanked her for the Committee.

Mayor Isen thanked the Committee, and Mrs. Karlow, for the work done for the City.

Deputy City Clerk Whitacre read title to:

RESOLUTION NO. 3575

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE RECOGNIZING THE SELECTION OF THE CITY
OF KONYA, TURKEY, AS TORRANCE'S SISTER-CITY IN
PRESIDENT EISENHOWER'S "PEOPLE -TO- PEOPLE" PRO-
GRAM AND INVITING THE CITY GOVERNMENT AND PEOPLE
OF KONYA TO PARTICIPATE IN SAID PROGRAM.

Councilman Jahn moved to dispense with further reading of the Resolution.

Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Councilman Drale moved for adoption of Resolution No. 3575.

Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

COMMUNICATIONS FROM THE PLANNING COMMISSION:

1. CASE NO. 535 - VARIANCE: A transmittal form from the Planning Commission recommended denial of request of Arthur J. and Florence B. Langan for a Variance and Conditional Permit for a service station and minor auto repair use on property located at the NW corner of Sepulveda and Cabrillo, legally described as Lot 4, Block 297, Tract 1952, in Land Use Zone R-3. Submitted with this were a location sketch and an excerpt from the Sept. 17, 1958, Planning Commission Minutes.

Planning Director Powell presented the plot plan on this to the Council.

Councilman Drale said no one was protesting against this, and there were two approvals by the neighbors, and he could not understand why it was not approved by the Commission.

Commissioner Bradford moved the request be granted with all stipulations.

Motion seconded by Councilman Drale.

Planning Director Powell reported he had received the necessary easement for the widening of Sepulveda.

Councilman Drale asked if they will build the wall, and Mr. Powell said yes, as shown on the plot plan.

Mayor Isen asked if the petitioner wished to be heard.

Mr. Richard G. Miller, representing the petitioner, came forward to present the Council with a letter of approval from Judge Shidler, who owns the property just east of this across the street.

Councilman Beasley said he could see no reason for the Planning Commission's unanimous recommendation for denial of this petition.

The motion for approval carried unanimously by roll call vote.

COMMUNICATIONS FROM THE CITY ATTORNEY:

1. An October 2, 1958, letter from the City Attorney concerned the CITY OF TORRANCE vs INGLEWOOD UNIFIED SCHOOL DISTRICT ET AL. The City Attorney reported he had agreed, subject to Council approval, to settle the case for \$1,000, and gave his reasons therefor.

Councilman Jahn moved to concur with the recommendation of the City Attorney.

Motion, seconded by Councilman Beasley, carried unanimously by roll call vote.

2. An October 2, 1958, letter from the City Attorney contained his request to attend the Annual State Bar Convention in Coronado on October 8, 9, and 10, with expenses paid not to exceed \$200.00. He said the City Manager had approved his request.

Councilman Jahn moved to concur with the request.

Councilman Drale did not see why this should be granted, saying it had nothing to do with the City.

Mayor Isen told the Attorney the League of California Cities would be having their Annual Convention very soon, and there would be a most important City Attorney's panel meeting.

Motion was declared lost for lack of a second.

Councilman Drale moved to deny the request.

Motion seconded by Councilman Blount, no objections, so ordered.

Mayor Isen said he had understood the City Attorney was very interested in the condemnation matter to be discussed at the League of California Cities, so he suggested that the City Attorney get the written reports covering this State Bar Convention.

Councilman Drale said he was just opposed to the Attorney going at the expense of the City, and said he would not oppose this if the Attorney wished to go and pay his own expenses.

3. A September 25, 1958 letter from the City Attorney concerning Vegas Air, Inc., and a 'right of first refusal' to lease certain land adjacent to their present lease at the Airport was re-submitted.

The City Attorney gave the Council copies of the section of the Vegas lease having to do with this, namely, Paragraphs 24, 25 and 26. He presented a diagram showing the various parcels covered by these paragraphs, and their relationship to the Vegas Master Lease.

Councilman Beasley noted that Paragraph 25 provided that the parcel next to the taxiway be open and unoccupied except in the movement of aircraft, and asked whether we could park planes on the land mentioned in Paragraph 26 under these circumstances, or use it at all.

City Attorney Remelmeyer did not think that we could do anything with this except for the movement of aircraft, on land mentioned in 25.

Councilman Blount pointed out this was 'except during the movement of aircraft' in Paragraph 25, and he asked the City Attorney if it would not be possible to move aircraft across the sections marked in yellow on the diagram at any time, according to this lease.

The City Attorney said yes.

Councilman Blount said that would make Parcel 26 available.

Mayor Isen said the discussion of last week had brought out the fact that if the City used the land on which they have the 'right of first refusal' for tie-down, it would bring in \$150 per month rather than the \$100 a month they had offered. He suggested offering it at \$150.

The City Attorney thought that Paragraph 26 meant we had granted them a 'right of first refusal' on the land, and so could not lease it to anyone else, but he did not think it would prohibit us from using it for our own purposes. The question was whether we could use it for tie-downs for anyone but the City, and he believed settlement of that question would require litigation. He did not believe the use by the City for renting tie-down space would be an actual lease, but he did think it would be very close. He could not tell the Council how a Court would decide this situation. He said the land could not be leased to anyone else.

Councilman Bradford said we are in the Airport business to make money, and he asked if a rental constituted a lease.

The City Attorney said in a sense, it is; the question is whether that is what is meant here. He repeated this would have to be decided by a Judge.

Mayor Isen thought his suggestion was a way out of this; if we could get \$150 a month for tie-downs on the land, he suggested offering it to them for \$150 a month rather than the \$100 figure they had offered for the land.

Councilman Drale felt unless the City offered the land, there was no 'right of first refusal'. He said he wanted information from Airport Manager Egan as to the space needed for tie-down and information as to how much we receive from each tie-down.

Councilman Blount said Vegas had withdrawn their offer for this land, and he failed to see the urgency for considering it now.

Mayor Isen said the Council's Airport Committee has recommended we offer the land to them.

Councilman Blount said we have no request from them.

Councilman Jahn said the Committee was appointed by the City Council to study this, and during that time he had called on Mr. Stewart, who said they had withdrawn their offer because of the language of the 'first right of refusal', but Mr. Stewart had told them he was still interested in the land. The Committee had proceeded to make its investigation and report back here.

Airport Manager Egan, who had been waiting, said the rental on tie-down for a small aircraft is \$15 a month. On the land in question, leaving adequate space for a runway, we could place about 5 planes on each side of the land. He thought we might be able to get 20 on the land altogether by 'stacking' them in.

Councilman Drale said that is more space than they have on the other areas, and averred he had measured that space.

Councilman Blount suggested the Council drop this unless there is a request from Vegas, and start putting planes on the land.

Mr. Malcolm B. Neal, a member of the Airport Commission, asked the City Attorney if we do not have to give them right-of-way from their master lease to the taxiway; he thought the center of the land had to be access for them.

Councilman Blount said they have access to the taxi-way.

Councilman Drale said the land is too valuable to give away for \$100 a month.

Councilman Jahn said that with the permission of his second, he would withdraw his report and his motion, and let them go ahead and put tie-downs there, and he so moved.

Councilman Beasley seconded the motion, there were no objections and it was so ordered.

Mayor Isen told Airport Manager Egan he had implied directions here.

Councilman Jahn said he would like to have Mr. Egan continue to develop the Airport as he has been doing, in the best way possible, and would like to have him make a report to the Council in 3 months as to how much income we have derived from that piece of land.

Councilman Drale did not think that was fair; he said we have never offered the land to anyone. If the City uses the land, it would not be a fair comparison.

Councilman Jahn said we have tie-down areas, and the airport is filling up and developing. He had asked this because he did not believe that area was a feasible one for tie-downs.

Councilman Beasley knew that Vegas had signed this lease when the Airport was nothing but weeds; he did not know about the legal interpretation of this lease, but he did think when the lease was signed it had been intended to make the land available to them at \$100 a month when they wanted it, and he felt the intent of the lease was important.

Mayor Isen asked the date of execution of the lease.

The City Attorney said May 1, 1954, was the date of the lease.

4. As the Council had requested at their September 23rd meeting, the City Attorney presented a memorandum saying the EL RANCHO ROLLING HILLS, INC. application to lease an additional 50' of land west of their present lease, and his report thereon, were ready. The letter said a letter and sketch relating to the matter and submitted to the Council on September 23rd by Airport Manager Egan were submitted with this letter.

The City Attorney said the Airport Manager would make this presentation.

With a diagram to clarify the matter to the Council, Airport Manager Egan illustrated the land included in the application for an additional lease for another motel unit, landscaping, a swimming pool and parking, and the land involved in the exchange of 50' at the north and south of the present leasehold. He explained our own plans for the service road had changed since the lease was originally signed. We had planned that this would be in front of the leases there, but under our new Master Plan, now effective, this road will be behind, or north of, the present leases. Mr. Egan said he had discussed this with Mr. Bjorklund, who had asked to lease the additional 50' west of his present lease for \$3.00 per front foot, the price set by the appraisal the City had made for rental purposes.

Councilman Jahn knew the circumstances of this proposed exchange, and thought it a fair and equitable exchange. He moved to concur with the Airport Manager on it.

Motion seconded by Councilman Bradford.

Councilman Blount pointed to the 6 terms and conditions listed by Airport Manager Egan in his letter about this dated September 12, and asked which we were voting on.

Councilman Jahn said he would concur with the recommendations of

the Airport Manager.

Councilman Blount asked if we were, then, voting on the extra charge for the 50' of additional frontage and the 6 terms and conditions, and Councilman Jahn said yes.

Councilman Drale asked how deep the 50' of frontage was, and Mr. Egan was not sure; Mr. Egan said it was the same depth as the present lease.

The City Manager said the price is that recommended for the land by our appraiser, who made the recommendation in May of 1957.

Councilman Benstead thought the price was too low.

The City Manager said no one has been leasing the land at this price, and this is the first good offer we have had for it.

Councilman Bradford agreed that this land should be making money and is not, and he thought we should be leasing the land.

Councilman Drale did not object to Bjorklund having the property, but said he wanted to know first when Mr. Bjorklund planned to build on it. He said he wanted a completion date specified.

Councilman Jahn agreed, and said he would want to make the agreed completion date a part of his motion.

Mr. Bjorklund addressed the Council at some length; he said the construction dates are largely governed by financing. He said he had thought he had the 'right of first refusal' on 150' of land west of his present lease at the same price given him on the present lease; when he found the price was \$3 a front foot instead, he had cut his request to 50' at \$3 per front foot.

With the permission of his second, Councilman Jahn amended his motion, saying he would make it in section instead of one motion.

Councilman Jahn moved that the exchange of 50' south of the present lease held by El Rancho Rolling Hills for 50' to the north of the lease be approved as recommended by the Airport Manager.

Motion seconded by Councilman Bradford and carried unanimously by roll call vote.

Councilman Jahn said there has been no rush to lease land at this price at the Airport, and he thought the price of \$3 per front foot was not unreasonable. He moved this lease for the additional 50' be carried out with terms 1 to 6 inclusive, and with the City Attorney to stipulate starting and completion dates for construction on the land and to determine that those are reasonable dates.

Mayor Isen asked if this meant rent is to be paid as of November 1, 1958.

Councilman Jahn said as of the execution of the lease.

Motion seconded by Councilman Bradford.

Mr. Bjorklund asked if the Council would consider December 31, 1959 as the latest date for beginning construction, and completion within not more than 9 months from beginning, as reasonable.

Councilman Jahn agreed that they would be.

Mr. Bjorklund said he would start paying rent when the lease is signed.

Motion carried unanimously by roll call vote.

At 6:55 P. M., Mayor Isen declared a recess, with the Council re-convening at 7:05 P. M.

COMMUNICATIONS FROM THE RECREATION DEPARTMENT:

1. In a letter dated September 26, 1958, the Recreation Director recommended that the City Council accept the donation of a stove and refrigerator for Walteria Park, offered by the South Bay Dog Obedience Club, saying the Park and Recreation Commission concurred in the recommendation.

A memo from the City Manager, dated October 2, 1958, was appended, saying he concurred with the recommendation.

Mayor Isen moved to concur with the recommendation of the Recreation Director.

Motion, seconded by Councilman Jahn, carried unanimously by roll call vote.

Mayor Isen suggested that the Recreation Director write a letter and extend our thanks for this contribution.

Councilman Jahn so moved, no objections, so ordered.

COMMUNICATIONS FROM WATER DEPARTMENT:

1. An October 2, 1958, letter from A. E. McVicar to the City Manager, reported that they need more space for their office operations since the billing and collecting for the rubbish collection is handled in that office. They have found it necessary to move the equipment used to the former shop building in the rear of the main office, which is not finished on the inside suitably for office work, and which has inadequate heating, lighting and ventilating facilities. Mr. McVicar said the interior of the building should be redesigned and rebuilt, and asked that the City Manager, if he approved the request, ask the Council for authority to retain an architect to do this and give us an estimate of the cost.

Councilman Benstead asked why he wanted to have an architect do this.

Mr. McVicar said a builder or contractor or a trained person could plan this better, and get the most from the space.

Councilman Jahn said an architect would charge 8%, which is higher than he felt necessary.

Councilman Beasley thought it would be better to have a contractor come in and tell Mr. McVicar what should be done.

Mayor Isen thought we should have plans of what we were going to do.

Councilman Bradford suggested this be referred to the Building Department for such plans to be prepared.

There were no objections, and it was so ordered.

COMMUNICATIONS FROM THE AIRPORT COMMISSION:

1. A September 29, 1958, letter from Thos. B. Abrams, President of the Airport Commission, conveyed to the Council that Commission's recommendation that the expenditures of \$595.14 for Airport Day be approved and paid.

Councilman Drale moved to concur with the recommendation, with the comment that they had stayed within their budget.

Motion seconded by Councilman Beasley, and carried by the following roll call vote: AYES: COUNCILMEN: Beasley, Benstead, Drale, Jahn, Isen. NOES: COUNCILMEN: Blount, Bradford. ABSENT: COUNCILMEN: None.

2. A September 29, 1958, letter from Thos. B. Abrams, President of the Airport Commission, conveyed to the Council that Commission's recommendation that we have a direct interphone line connecting with major control centers.

Councilman Beasley said this had been approved last week on the recommendation of the Airport Manager.

The communication was ordered filed.

3. A September 29, 1958, letter from the President of the Airport Commission told the Council they recommended the request of the B & B Electronics Corp., 17360 Gramercy Place, Gardena, for use of a 1500' strip of land at the airport on an intermittent basis be approved subject to certain conditions.

Mayor Isen asked the Airport Manager what this was for.

Airport Manager Egan told the Council the strip they need must be 1500' long and 4' wide. They will use it to put neoprene sheath on cable, and will use any location on the airport at his discretion, so they will not interfere with other operations, and will pay \$25 per day for the land.

Councilman Beasley moved to concur with the recommendation of the Airport Manager that this lease be granted.

Motion, seconded by Councilman Jahn, carried by the following roll call vote: AYES: COUNCILMEN: Beasley, Bradford, Drale, Jahn, Isen. NOES: COUNCILMEN: Benstead. ABSTAIN: COUNCILMEN: Blount. ABSENT: COUNCILMEN: None.

Councilman Blount said he had abstained because he hoped to sell them the neoprene sheathing they use.

4. A September 29, 1958, letter from Thos. B. Abrams, President of the Airport Commission, transmitted to the Council that Commission's recommendation that the Council approve a 25-year lease of two 100' x 100' plots of land to Mr. Wiberg, subject to standard conditions, at \$65 per month per plot, and subject to his agreement to cease operation of the flying school 5 years from date of execution of the lease.

Councilman Jahnsaid that the Airport Commission had held an informal meeting on this and asked the Airport Committee of the Council to meet with them, which they had done, with Councilman Bradford acting for Councilman Drale. The question of flying schools on the Airport had been discussed in the light of a previous meeting held some time ago having to do with a Committee being formed to raise bonds for the Airport. At the informal meeting of the Commission and Airport Committee, they had discussed the different facets of this. At that time, the Commission and Committee were in agreement that we would not allow any more flying schools on the field, because we wish ultimately to change the character of the field from a school field to an executive field.

Councilman Benstead asked if this lease would be used entirely for a school, and Councilman Jahn believed there would be charters, leases, repairs, etc., and that they would be services needed on the field.

Councilman Beasley, who had been at the informal meeting mentioned by Councilman Jahn, had understood that we now have 4 schools on the Airport, and that it would be from 5 to 7 years before the change-over to an executive field could be made. He had thought it was the intent of the group to lower that number of schools rather than raise it. He understood that now there are only 3 schools on the field, and to add this one for 5 years would not raise the number of schools over 4. Under those circumstances, he thought this might be an asset to the Airport. They plan to put up a nice building and eventually offer services which would be assets to the field.

Mayor Isen asked if this figure is a fair and reasonable rental.

Councilman Bradford, who had attended the informal meeting held with the Commission in the stead of Councilman Drale, said he had thought it was the intent to lower, rather than maintain or raise, the number of schools on the airport.

Mr. Wiberg came forward, saying he is President of Pilots, Inc., and giving his address as 3902 Pacific Coast Highway. He said it is their intention to phase out the school before the 5 year period ends if possible; they want it now only to help meet the initial expense of the operation. They are not interested in maintaining a school. They plan to have CAA certified repair stations for propellers, radio, etc., and they will all be submitted to CAA for their approval. Their present planning indicates an expenditure of about \$75,000 on the leasehold. At the end of the lease, those improvements would all revert to the City under the standard lease.

Mayor Isen asked if the lease provides that the City approve the improvements.

The City Attorney said he could prepare such a lease if the Council directed him to do so.

Councilman Beasley asked what the Airport Manager would recommend.

Airport Manager Egan said this is a matter of negotiation. The rental terms of the lease would be consistent with the other leases there and would include the conditions of the later leases which he

and the City Attorney have worked out. It could require City approval of the improvements. Mr. Wiberg had presented his plans tonight for information. Mr. Egan believed there is a fair understanding of what the City should have, at least on the part of himself and the City Attorney.

Councilman Jahn asked Mr. Egan if he had not recommended that if we were going to change the character of the field to an executive field that sooner or later we should limit the number of flying schools there, and Mr. Egan said he had.

Councilman Jahn asked if he still recommended this lease, and Mr. Egan said he did. He felt this was consistent because he thought by bringing this to the front and restricting it to 5 years for school operation, we were making remarkable progress.

Mayor Isen asked Mr. Egan if he thought it would be 5 years before the other flying school operations there would be stopped, and Mr. Egan said they are all on long term leaseholds, and he had no way of knowing when they would cease that operation.

Councilman Blount said he had understood this to be a 'municipal' airport, and he said he had not heard of this plan to change the field to an 'executive field' before, and he did not know this was the policy of this Council. He believed there should be a place for the average citizen to learn to fly, and that to him a 'municipal' field was for the use of all the citizens of the City. He would oppose such a policy as outlined here. He stated this was the first he had heard of this.

Mayor Isen asked Airport Manager Egan if there was a schedule as to how and when the \$75,000 expenditure mentioned here would be made.

Mr. Egan did not think so; he stated he was at a disadvantage on this because the Commission had sent the communication to the Council.

Mr. Neal, an Airport Commissioner, said Mr. Wiberg had asked that a part of his plan be made a part of the lease; it was not the intent of the Commission that Mr. Wiberg should deviate from the plan submitted.

Mayor Isen asked if the Commission had asked for any improvements by a time certain, and Commissioner Neal said it had been his intent to do so.

The City Attorney said if the Council wished to recommend a lease with basic rental provisions and a few basic points, he and the City Manager and the Airport Manager would work out a lease and bring it back to the Council for approval. As a matter of principle, he thought it might be best not to work out the details in advance. If the basic structure of the lease were set, the details could be worked out.

Councilman Drale felt \$65 a month was not enough rent for a 100' x 100' plot. He thought it should rent for \$100 a month.

Airport Commissioner Neal said the \$65 per month on the standard lease has an escalator clause, and he did not know exactly when the \$65 was set, but the escalator clause would be effective. He went on to say the Commission had felt the 5-year period for the school would be enough time to establish the business and that he believed at this time there is only one school there which could really be called a school.

Councilman Bradford said the repair facilities existing on the field are very poor.

Mayor Isen asked if the Council wished to concur with the recommendations here in principle and see what the City Attorney, Airport Manager, and City Manager could work out.

Councilman Jahn asked if the lease could specify that this would be a CAA-approved repair shop, school, etc.

Councilman Beasley moved to refer this to the Airport Manager and City Attorney and include the general principles which have been discussed here.

Councilman Benstead felt there was too much confusion here, and

that the Airport Commission, Airport Committee, and Airport Manager all had different interpretations on this.

Mayor Isen seconded the motion, saying he would ask that they come back with something definite in line with the discussion we have had for the Council's approval.

Councilman Beasley seconded that amendment, which he accepted in his motion.

Motion, as amended, carried by the following roll call vote:

AYES: COUNCILMEN: Beasley, Benstead, Blount, Bradford, Drale, Isen.
NOES: COUNCILMEN: Jahn. ABSENT: COUNCILMEN: None.

Councilman Beasley pointed out that twice the Council has had recommendations from the Airport Commission which had already been recommended by the Airport Manager. In the Planning Commission, the Director handles all the communications through his secretary. He believed the Commission should refer all such communications to the Airport Manager and his secretary to be sent on to the Council to avoid duplication.

COMMUNICATIONS FROM TRAFFIC COMMISSION:

1. A September 26, 1958, communication from the Chief of Police submitted to the Council recommendations for a street name change on Valerie, that the street now known as Valerie, north of Torrance Blvd., be posted as a 35-mile zone, and that stop signs be posted at various locations throughout the City.

Councilman Jahn moved to concur with the recommendations of the Traffic Commission.

Motion seconded by Councilman Drale.

Councilman Beasley spoke briefly about stop signs, saying he felt we have too many and they should be used as sparingly as possible.

Councilman Blount agreed.

Councilman Jahn said the Traffic Commission has been appointed by the Council so that studies can be made on these things; as a member of the Commission, he knows an investigation is made of each of these before a recommendation is made to the Council. He agreed that stop signs should not be posted where they are not needed. He felt all these recommendations should be approved.

Councilman Beasley did not feel there should be parking in any alley in Torrance, and Councilman Blount agreed.

Councilman Beasley said he would like to vote to approve Item #1 of this communication and against all the rest.

The motion for concurrence carried unanimously by roll call vote.

APPOINTMENT OF WATER COMMISSION:

1. Mayor Isen pointed out that excerpts from Minutes of previous meetings were available, and he felt they would clarify the misunderstanding which prevailed on this matter before. If it was the pleasure of the Council to draw three more names and vote on them, and if there was any 'No' vote to vote on them separately, he said that would be all right with him.

Councilman Blount said he had left the last meeting when this came up because he was under the impression, as others had been, that there would be 5 names drawn and that they would be voted on in a block and that would be the Water Commission. He said that had been his feeling, and when he found out it was different he could see no reason for staying. He said he could see no other reason for drawing because, he said, the Mayor has 4 votes when he wants to appoint someone. It had been his opinion, shared by quite a few, that the first 5 names drawn would be the Water Commission, and therefore he had voted 'Yes' on the first name drawn. He wished to withdraw that vote, and vote 'No' on that nomination.

Mayor Isen referred to the Minutes of August 26 and September 23

and said he had thought his suggestion was fair. Under it, the choices would be anonymously made. As to picking any 5 names, he did not think it would be in the best interest of the City to do that, and he said he had proposed nothing other than those Minutes say.

Councilman Jahn said this has to do with something else, which came about as a result of this disagreement. At the time the Councilmen had left the meeting, we still had the bills to pay and could not carry out that business because Councilman Benstead was at home having a birthday party.

At this point Councilman Jahn interrupted himself to congratulate Councilman Drale upon his 21st wedding anniversary today.

Councilman Jahn went on to ask the City Attorney whether, having started the meeting with a quorum but losing it as a result of some of the Councilmen leaving, the Council could not still legally proceed with their affairs.

Councilman Blount said then we should go back to a time when the Mayor had left a meeting to prevent having a quorum present.

Councilman Jahn was thinking only of what may come in the future. He would like to have proper research made on this point. He thought if the Council had a quorum present at the beginning of a meeting, they were legally in quorum for the rest of that meeting.

Councilman Bradford thought the word 'poll' should have been in the Minutes of Sept. 23, and that word was not in the excerpts here.

Councilman Bradford said the Minutes had said the names would be drawn from a hat, not a box, and he insisted that a hat be furnished to complete the drawing of names from.

Capt. Maestri of the Police Department gave his hat to the Deputy City Clerk to use for this purpose.

Councilman Bradford recalled that one name, Roger P. Hogue, had passed unanimously when a vote was taken on it; one name, Jack E. White, had failed to carry, and the name of Mr. John Melville had been drawn but not voted on. He said this left 3 names to be drawn and approval for the Water Commission of 4 names.

Councilman Drale asked why not let the Mayor make the appointments and leave it at that, saying he would not be a part of excluding Mr. White. He thought the Council should stay with the original ideas and the first 5 names drawn be appointed to the Commission.

Councilman Beasley pointed out that it was his understanding that with his suggestion of this plan the Mayor was surrendering his prerogative of choosing the Commissions, and the Council was surrendering nothing. As long as he sits on this Council, he said he would use his best judgement on any person or persons or group of persons being appointed to a Commission, and that he would reserve the right to vote against any of them.

Councilman Jahn said if the other members of the Council wished to bring the names out again and vote on them again, he was not opposed to that.

Councilman Blount wanted the record to clearly show he wanted to vote on all of them again.

Mayor Isen agreed to do so, saying he did not care to get involved in any political deals with anybody about the first 5; he thought they had the right to choose those they think will make the best Commissioners and to choose just five names, he thought would be failing to do something they were sworn to do, which is their best for the City. He said he was sorry there had been this misunderstanding, but this is purely informal. The Ordinance is not in effect, but these 5 names which will be finally chosen by a majority - which still rules - will finally be the Water Commission. He hoped to use the same procedure on the Civil Defense and Disaster Commission we are creating. He suggested we start again with Mr. Hogue and poll the Council as requested.

Councilman Drale asked if this meant the Council would vote on everyone again, saying he wanted to get this straight.

Mayor Isen said Councilman Blount had requested to vote again on the first two names drawn, and he understood the procedure would

be this - we would vote again on them and then see what happens. Mr. Melville's name had been drawn, and the number necessary to make 5 Commissioners would be drawn en masse and voted on en masse, and if there was any 'No' vote, they would be voted on separately. He asked the Deputy City Clerk to proceed, starting with Mr. Hogue again.

Deputy City Clerk Whitacre read the name of Roger P. Hogue, 4630 Toucan Street, which was approved by the following roll call vote: AYES: COUNCILMEN: Beasley, Benstead, Jahn, Isen. NOES: COUNCILMEN: Blount, Bradford, Drale. ABSENT: COUNCILMEN: None.

Councilman Blount told Mayor Isen that he had voted no, and he wanted to tell the Mayor that he was in accord that the majority should rule, but he wanted it understood that it was the duty of the majority to uphold the rights of the minority.

Mayor Isen replied that the minority had rights here.

Deputy City Clerk Whitacre read the name of Jack E. White, 3930 W. 176th St., which failed to be approved by the following roll call vote: AYES: COUNCILMEN: Blount, Bradford, Drale. NOES: COUNCILMEN: Beasley, Benstead, Jahn, Isen. ABSENT: COUNCILMEN: None.

Councilman Jahn said he had nothing against Mr. White, that he had met with him on many occasions, but over the last several months Mr. White had served on the Airport Commission, he had missed up to the third meeting and then had been present for only parts of the third meeting. Councilman Jahn said he had noted this for some time in the Minutes of the Airport Commission meetings, and he did not believe a man could serve the community well in that way. By absenting himself continually, Councilman Jahn thought he had done the City a dis-service and that was his only reason for voting against Mr. White.

Deputy City Clerk Whitacre read the name of Mr. John Melville, 1512 El Prado, which was drawn at the last meeting but not voted upon.

Mayor Isen directed the Secretary to draw three more names from the hat, saying the Council would follow the procedure outlined previously. The Secretary drew the following three names from the hat:

Waldo E. Ford, 24703 Hawthorne Avenue;
Jack Brooks, 1750 W. Carson Street, and
Mervin Schwab, 1508 Acacia Avenue.

Councilman Jahn asked for some identification of Mr. ~~Ford~~ ^{Brooks - See min. 10/14/58}, and Deputy City Clerk Whitacre replied he is the owner of the Joslin Lumber Company.

Councilman Beasley asked if Mr. Schwab would accept the nomination.

Mayor Isen said we would assume that the names of those persons nominated had been contacted by those who nominated them and had agreed to serve.

Councilman Beasley moved the 4 names be approved as members of the Water Commission.

Councilman Benstead seconded the motion, which carried by the following roll call vote: AYES: COUNCILMEN: Beasley, Benstead, Bradford, Jahn, Isen. NOES: COUNCILMEN: None. ABSTAIN: COUNCILMEN: Blount, Drale. ABSENT: COUNCILMEN: None.

Mayor Isen directed Deputy City Clerk Whitacre to write to the men approved for the Commission and tell them they had been nominated by the Council for this service, and that it would be an informal appointment until the Ordinance is effective. They should write and let the Council know if they would accept the nomination before that time.

Councilman Drale asked to be excused from the meeting at 7:45 P.M., and left the Council Chamber.

RESOLUTIONS:

1. Deputy City Clerk Whitacre read title to:

RESOLUTION NO. 3567

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DIRECTING THE MAYOR AND CITY CLERK OF THE CITY OF TORRANCE TO EXECUTE THAT CERTAIN GRANT DEED TO FRANZ N. MERRALLS.

Councilman Benstead moved to dispense with further reading of the Resolution.

Motion seconded by Councilman Beasley.

Councilman Blount said this was here because he had asked to have the matter of title cleared up when it was first presented, and asked if it had been.

The City Attorney replied he had checked with the Bank, and they said we have a quit claim from Mr. Merralls' wife.

Motion to dispense with further reading carried unanimously by roll call vote of those present (Drale absent).

Councilman Benstead moved for adoption of Resolution No. 3567.

Motion, seconded by Councilman Beasley, carried unanimously by roll call vote of those present (Drale absent).

2. Deputy City Clerk Whitacre read title to:

RESOLUTION NO. 3576

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING OCTOBER 14, 1958, AS "JUNIOR CITIZENS' DAY".

Councilman Jahn moved to dispense with further reading of the Resolution.

~~Motion~~ Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present (Drale absent).

Councilman Jahn moved for adoption of Resolution No. 3576.

Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present (Drale absent).

The City Manager was directed by the Mayor to notify the Councilmen of the details on this.

At 7:50 P. M. Mayor Isen declared a recess, with the Council re-convening at 8:00 P. M.

Mayor Isen asked Mr. McVicar, Supt. of the Water Dept., for his oral report on alternate plans for water service to a single residence being built at 24648 Hawthorne Blvd. by Mrs. Bartlett.

Mr. McVicar said he had no better recommendation this week than he had before. He said we could run a line up Hawthorne from Newton St., but would have to get the necessary easements and have a large vault and this would be expensive. We could buy property at the top of the hill and put in a tank, and this would also be very costly. The lack of possibility of development would be a problem. He presented a map of the area, showing that Hawthorne Blvd. cuts the lots to pieces, and that the ground would require extensive grading to be developed. If the City is willing to spend the money to put in a tank as he had suggested before, and putting in small pumps for fire purposes, this would cost about \$8500.00, we could put in a small tank on our property and run a line to serve this house, and charge each user a pro rata share of about \$400.00 a lot if 20 lots develop. He did not believe there were 20 lots there which could be developed.

Mayor Isen asked if this could be held for a week for a report from the Engineer as to which lots it would be feasible to develop in that area.

Councilman Benstead said none could be developed without water.

Mr. McVicar thought the tank and easements across the property to Hawthorne is the answer. It will not give service to the people already there, but would affect only the future development in the area south of Newton.

Councilman Beasley asked what was necessary to assure the houses already there of adequate water serve, and Mr. McVicar said he thought the necessary adjustments had been made to correct conditions which once prevailed there and caused complaints.

This was discussed briefly.

Councilman Blount asked if the \$8500 suggestion to serve this house could also serve others, and Mr. McVicar said about 20 others.

Councilman Blount agreed to follow Mr. McVicar's suggestion to install this and pro rate the cost to the other lots.

Mayor Isen directed Mr. McVicar to present the Council with a written recommendation on this at the next meeting and to figure out how many lots would be developed and the pro rata share.

There were no objections and it was so ordered.

ORDINANCES:

1. An October 2, 1958, letter from Planning Director Powell submitted to the Council the Ordinance reclassifying the property described in Planning Commission Case No. 521, which Change of Zone the Council had approved unanimously (Isen absent) when the Third and Final Hearing was held.

Deputy City Clerk Whitacre read title to:

ORDINANCE NO. 1028

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 521.

Councilman Jahn moved to dispense with further reading of the Ordinance.

Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present (Drale absent).

Councilman Jahn moved for approval of Ordinance No. 1028 at its first reading.

Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present (Drale absent).

2. An October 2, 1958, letter from Planning Director Powell submitted to the Council an Ordinance reclassifying the property in Planning Commission Case No. 528, which Change of Zone had been approved unanimously by those Councilmen present (Benstead absent) when it had its Third and Final Hearing.

Deputy City Clerk Whitacre read title to:

ORDINANCE NO. 1029

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 528.

Councilman Benstead moved to dispense with further reading of Ordinance 1029.

Motion, seconded by Councilman Jahn, carried unanimously by roll call vote of those present (Drale absent).

Councilman Benstead moved for approval of Ordinance No. 1029 at its first reading.

Motion, seconded by Councilman Jahn, carried unanimously by roll call vote of those present (Drale absent).

3. Deputy City Clerk Whitacre read title to:

ORDINANCE NO. 1030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING IN ITS ENTIRETY ARTICLE VI OF CHAPTER 2 OF "THE CODE OF THE CITY OF TORRANCE, 1954" ENTITLED "AIRPORT COMMISSION", AND SUBSTITUTING THEREFOR NEW PROVISIONS ON THE SAME SUBJECT MATTER.

Councilman Benstead moved to dispense with further reading of Ordinance No. 1030.

Motion, seconded by Councilman Jahn, carried unanimously by roll call vote of those present (Drale absent).

Councilman Jahn moved to approve Ordinance No. 1030 at its first reading.

Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Beasley, Benstead, Jahn, Isen. NOES: COUNCILMEN: Blount, Bradford. ABSENT: COUNCILMEN: Drale.

4. A September 30, 1958, letter from the City Attorney submitted an Ordinance providing for the creation of special hazard areas in the City; this had been recommended for approval by the Staff and by the City Manager. He gave a brief explanation of it, and said it was thought that this would allow the Council, after hearing, to impose restrictions on construction in such areas in accordance with danger encountered in each such area.

Councilman Jahn did not like this; he felt it to be just another way to condemn land.

The City Attorney did not agree, and outlined briefly the facts, saying this was an effort to set up a due process under which, by a notice and hearing, the Council could determine whether the hazard in an area was sufficient to prohibit building in it.

Mayor Isen said he had read it and had liked it.

Councilman Jahn was not sure it was the City's place to make such rules.

Councilman Beasley spoke of areas where water hazards exist and people have built anyway.

Councilman Jahn felt this to be different than our present Ordinance, which he could feel was based on engineering requirements.

Deputy City Clerk Whitacre read title to:

ORDINANCE NO. 1031

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING ARTICLE III TO CHAPTER 6 OF THE "THE CODE OF THE CITY OF TORRANCE, 1954", TO PROVIDE FOR THE CREATION OF SPECIAL HAZARD AREAS AND FOR THE RESTRICTION OF BUILDING, EXCAVATION AND FILLING THEREIN.

Councilman Beasley moved to dispense with further reading of the Ordinance.

Motion, seconded by Councilman Bradford, carried unanimously by roll call vote of those present (Drale absent).

Mayor Isen moved for approval of Ordinance No. 1031 at its first reading.

Motion, seconded by Councilman Beasley, carried by the following roll call vote: AYES: COUNCILMEN: Beasley, Blount, Bradford, Isen. NOES: COUNCILMEN: Benstead, Jahn. ABSENT: COUNCILMEN: Drale.

5. With a cover letter dated October 2, 1958, the City Attorney presented a proposed Ordinance establishing a Civil Defense and Disaster Commission, as he was directed to do at the September 23 meeting of the Council.

Deputy City Clerk Whitacre read title to:

ORDINANCE NO. 1032

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING A PROVISION TO CHAPTER 2 OF "THE CODE OF THE CITY OF TORRANCE, 1954" ESTABLISHING A CIVIL DEFENSE AND DISASTER COMMISSION AND DESIGNATING THE POWERS AND DUTIES THEREOF.

Councilman Jahn moved to dispense with further reading of Ordinance No. 1032.

Motion, seconded by Councilman Beasley, carried unanimously by roll call vote of those present (Drale absent).

Councilman Beasley moved for approval of Ordinance No. 1032 at its first reading.

Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Beasley, Benstead, Jahn, Isen. NOES: COUNCILMEN: Blount, Bradford. ABSENT: COUNCILMEN: Drale.

PROCLAMATIONS:

1. Mayor Isen proclaimed the week of October 5th through October 11, 1958, as North Torrance Civic Improvement Association Week in recognition of that Association's work on behalf of the community.

Mayor Isen directed Deputy City Clerk Whitacre to send a certified copy of this to the Secretary of the Association.

ADDENDA TO THE AGENDA:

1. An October 7, 1958, letter from Planning Director Powell advised the Council that George Bloxom, petitioner in Case No. 491, has asked that the Third and Final Hearing on the case, set for October 14, 1958, be deferred to 8:00 P. M. October 28, 1958, as he will be away from the City on October 14.

As the notices have not been sent, and there being no objection, Mayor Isen set the date of the Third and Final Hearing on Case 491 as October 28, 1958, at 8:00 P. M. in the Council Chamber.

2. Planning Director Powell reported that a request had been made this afternoon to put a tent up next to their Church for revival services of the Assembly of God Evangeline.

In response to a query from the Mayor, Mr. Powell said they could not bring this in next week because they want to put up the tent at once.

Councilman Beasley moved to approve the request subject to the approval of the Police and Fire Departments.

Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Beasley, Benstead, Blount, Bradford, Isen. NOES: COUNCILMEN: Jahn. ABSENT: COUNCILMEN: Drale.

3. Deputy City Clerk Whitacre read title to:

RESOLUTION NO. 3577

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING THAT WEEDS GROWING UPON AND IN FRONT OF, AND RUBBISH, REFUSE AND DIRT UPON AND IN FRONT OF CERTAIN PRIVATE PROPERTY IN THE CITY ARE A PUBLIC NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF.

Councilman Benstead commented that he has noticed in several places the weeds have not been removed from the front of the property, and he wanted to know why not. He said this was in the parkways and that some of the lots are not too clean.

The City Manager did not have the answer to this.

Councilman Benstead said he would like to know about the property where the property owner does the job himself, such as the lot at the corner of Carson and Beech. He said many of the property owners have not cleaned the parkways.

Mayor Isen directed Mr. Mansfield to direct this comment to Mr. Rogers and ask for the questions to be answered by a report at the next meeting of the Council.

Councilman Jahn moved to dispense with further reading of the Resolution.

Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present (Drale absent).

Councilman Jahn moved for adoption of Resolution No. 3577.

Motion seconded by Councilman Bradford, and carried by the following roll call vote: AYES: COUNCILMEN: Beasley, Benstead, Jahn, Isen. NOES: COUNCILMEN: Blount, Bradford. ABSENT: COUNCILMEN: Drale.

ORAL COMMUNICATIONS

The City Manager presented a recommendation that the Council accept the bid of Norwalk Asphaltic Concret, Inc., for the improvement of Lomita Blvd., in the amount of \$178,766.32, as the lowest responsible bidder, and that all other bids be rejected.

Councilman Benstead moved to concur with the recommendation of the City Manager.

Motion, seconded by Councilman Beasley, carried unanimously by roll call vote of those present (Drale absent).

Deputy City Clerk Whitacre read title to:

RESOLUTION NO. 3579

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN CONTRACT BY AND BETWEEN THE CITY OF TORRANCE AND NORWALK ASPHALTIC CONCRETE, INC.

Councilman Benstead moved to dispense with further reading of the Resolution.

Motion seconded by Councilman Bradford and carried unanimously by roll call vote of those present, (Drale absent).

Councilman Benstead moved for adoption of Resolution No. 3579.

Motion, seconded by Mayor Isen, carried unanimously by roll call vote of those present (Drale absent).

Mayor Isen commented that by following Councilman Bradford's suggestion when this first came in, the City had saved a great deal of money. He thanked Councilman Bradford for the suggestion, and asked how much we had saved by following it.

Councilman Bradford said about \$22,000.00.

The City Manager told the City Council that the City will pay to the Union Oil Co. \$15,000 for relocation and protection of pipe line facilities in the right of way to be granted by them. This figure is considered most reasonable, based on the fact that the City is paying General Petroleum Corp. \$14,000 for protection of their facilities across Arlington Avenue.

Vickers Corp. has requested O'Melveny and Myers to forward their easement to the City.

We have an easement from Mr. Rochlin, which is conditioned upon the vacation of a portion of a Sanitation District easement in Lomita Blvd. Officials of the Sanitation District have assured us that this matter will be on their agenda for Wednesday, October 8.

Ryan Aircraft Co. will pay to the City the sum of \$15,000 to off-set the charge of \$15,000 made by Union Oil Company.

The City Manager pointed out that all of this right of way has been acquired at no cost to the City except for the time of the people who have worked on this long and hard. Most other cities simply send out crews and condemn the land in such cases and pay for it.

Mayor Isen told the City Manager that this is an outstanding example of local rule, and that the City Manager was to be complimented on this.

The City Manager said most of the work was done by the Engineering Department, and that they have done a good job on it.

Concerning the storm drain, the City Manager said the Council had approved months ago certain issued to be included in the bond issue on which we will vote in November; there were 4 projects in Torrance and a supplemental project known as No. 741 was also submitted. This was submitted so that it might be allocated when all others were completed, and bids called, if there was money left. It was put there as a safety factor.

In the meantime, the Santa Fe people came in with plans to develop the property north of Maricopa and west of Crenshaw. They want to go ahead and begin putting in the storm drain. They need a permit to hook up to the storm drain there on Crenshaw, and they cannot get it unless the City writes a letter approving it and requesting that it be granted. This is actually the most expensive part of Project No. 741 which we had in mind, and will reduce the cost to us many thousands of dollars and give us a better chance to get it. The Engineering Department, the Public Works Department and he would all recommend we write this letter and help them to go ahead with this very soon.

Councilman Jahn moved to concur with this recommendation of the City Manager.

Motion, seconded by Councilman Bradford, carried unanimously by roll call vote of those present (Drale absent).

The City Manager presented to the Council a copy of a letter from Hody's which he said he had just received, and told the Council that Mr. Herbert Albright was here to represent Hody.

Mr. Albright asked the Council if they would concur with the letter.

Councilman Blount did not want to make that decision tonight.

Councilman Jahn agreed with Councilman Blount.

There were no objections and this was ordered held over for a week.

The City Manager said he wished to report that a study had been made based on the survey of the situation on Porto Bello and Grand Summit Road. It covers the estimates made to show the cost of installing a drainage system, which would be an underground drain running down Porto Bello and then through the bank and hooking into the existence or coming through the bank and carrying the water downhill. It would be a perforated pipe about 14' deep with the trench filled with rock up to within 3' of the surface and then compacted. It is

estimated that this would cost about \$10,000.00. The report also recommends that the planting on the slopes be scraped off and that the slope be rebuilt. Estimates on this are that it would cost between 10 and 20 thousand dollars. He enlarged upon what a tremendous job this would be.

Councilman Beasley asked if the pipe could be laid now to protect the people when the winter rains come.

The City Manager said it could be, but he pointed out that the engineer who made the survey recommended both of these things be done.

The City Manager said he had been asked to fix the responsibility for the existing conditions, but he could not do it.

Councilman Benstead asked if this would have to be done by a contractor, and the City Manager said yes.

Councilman Benstead asked if he would guarantee the job, and the City Manager did not think they would.

Councilman Benstead asked if it would be done according to our survey, and the City Manager said yes.

Councilman Jahn asked if it would be necessary to get easements from all the property owners, and the City Manager said only in one case, and he believes there is a drain there now and this could go through the same easement.

This was discussed briefly.

Councilman Beasley moved the City Manager be authorized to submit the drain and drainage pipe described here for bids at the earliest possible time in conformance with the engineer's report we have received. Motion lost for lack of a second.

Mayor Isen said he would want a report from the City Attorney first to see if we should do this.

Councilman Bradford thought the contractor and original surveyor were responsible for this, and he did not think the City responsible.

The City Manager did not think the City was responsible for this, either. He repeated that he could not fix responsibility for this, and said he thought it a legal problem.

Mayor Isen asked if we might start an inter-pleader action and bring everyone in.

The City Attorney did not think we have a cause of action. He believed the homeowners might have, but the City did not.

Mayor Isen said matters such as this could be brought up at the Legal Panel at the League of California Cities.

Councilman Blount felt if we assumed any responsibility here there was no way of saying how much we would assume.

This was ordered back to the City Attorney, City Manager, and City Engineer for further study, as there were no objections.

The City Manager reported that the space allotted for T-hangars at the Airport needed to be graded before the hangars could be built, and he recommended that we proceed with this.

Councilman Blount moved to concur with the recommendation of the City Manager.

Motion, seconded by Councilman Jahn, carried unanimously by roll call vote of those present.

Deputy City Clerk Whitacre reported that last week he had handed the Council a recap of the fireworks stand sales, and that the one report missing from that list had now been received, that of the VFW.

Mayor Isen asked how late this was, and Mr. Whitacre said about 30 days.

Councilman Blount moved the report be made a matter of record.

Mayor Isen seconded the motion, no objections, so ordered.

Mayor Isen directed Mr. Whitacre to bring in their application to the Council if they apply for the privilege of operating such a stand again next year.

Councilman Beasley referred once more to the problem on Porto Bello and Grand Summit Road, and told the City Attorney it would not be long until the rainy season begins and he thinks the responsibility for this should be fixed as soon as possible so repairs can be made.

The City Attorney said that so far as he can see, the City has no responsibility.

Mayor Isen said this sort of thing would be discussed at the League of California Cities Conference next week, and that a paper was being prepared by Burt Jones, an Assistant City Attorney in Los Angeles. He suggested the City Attorney call him to see if he had reached any conclusions on it.

Councilman Benstead thought that on many dead end or key streets, traffic problems would be greatly aided at night, and especially when foggy, if the curbs were painted. He moved to refer to the Traffic Commission a suggestion that they take this up at their earliest convenience, so that when a motorist comes to the end of a dead-end street he could see the painted curbs or markers.

There were no objections and it was so ordered.

Councilman Blount said there is an urgent condition prevailing on Carson because of the building used as a State building; the parking is most inadequate. He requested that the Traffic Commission take this up right away.

Councilman Jahn said it has already been the object of their investigation, and a recommendation will be here on it next week.

Councilman Blount moved the City Manager be given the authority to have a re-appraisal made on the Airport land values, saying that he knew the City Manager would not go overboard on the price of this, but added he would like to have this as soon as possible.

Motion, seconded by Mayor Isen, carried unanimously by roll call vote of those present (Draile absent).

Councilman Bradford said he had attended the Los Angeles County Fair and had been pleased to notice exhibits there from Torrance, with a Torrance nursery winning the first prize for orchids, and a fine exhibit by Mayfair Creamery. He knew that a man from Torrance had also raised the largest melon, or pumpkin, and Councilman Bradford said he felt this was a fine activity.

Councilman Bradford moved that the Traffic Commission install a 4-way stop at El Dorado and Beech, saying there had been another bad accident there this week.

Mayor Isen referred this to the Traffic Commission as a recommendation.

Councilman Bradford asked if we had heard from Supervisor Chace about the program for improvement of Del Amo.

The City Manager had not, but said he would ask about it tomorrow.

Councilman Bradford said he thinks the City needs more policemen, and he moved we hire 8 more policemen during this year, saying he would suggest they be employed in groups of 4 so they could be sent to school.

Councilman Blount asked if the funds would have to come out of the Unappropriated reserve, and Councilman Bradford said yes.

Mayor Isen wanted to know how much this would cost first, and he moved to table this motion pending a report from the City Manager as to what that would cost.

Councilman Bradford said we need more police protection.

Councilman Benstead seconded the motion to table.

Councilman Jahn asked for how long, and Mayor Isen said for 2 weeks.

The City Manager said that would be enough time.

Councilman Blount thought the City Manager should be able to give this information now.

The City Manager said they cost about \$6,000 per year in salary per man, and other benefits such as hospitalization, insurance, etc., should be added to that. Whether the man would be in a car or not also makes a difference in the cost. He felt he would have to accumulate more information before giving this report.

Motion to table carried by the following roll call vote: AYES: COUNCILMEN: Beasley, Benstead, Jahn, Isen. NOES: COUNCILMEN: Blount, Bradford. ABSENT: COUNCILMEN: Drale.

Mayor Isen said he had given the Councilmen copies of the speeches at the Convention of Mayors as they referred to the Dade County Plan. There were extra copies here for Department Heads, and Mayor Isen reported that in the election held there September 30 the Metropolitan Form of government had won.

Mayor Isen said the League of California Cities will convene in their annual convention in Los Angeles October 26 to 29, and urged that everyone attend as there is a great deal to be gained from this. He hoped we would have 100% attendance at the affair.

Concerning parking fines being paid by mail, Mayor Isen said we have more or less pioneered this with the parking meter fines being paid by mail. He moved the Traffic Commission go into the matter of extending this idea to allowing all parking fines to be paid by mail.

There were no objections and it was so ordered.

Mayor Isen said our City streets and sidewalks are littered with paper and waste, and he did not think our litter ordinance has ever included making it an offense to litter the sidewalks. He recommended we have a similar penalty for littering the sidewalks and that the appropriate signs be prepared. He asked the City Attorney to give the Council a report on this.

Concerning rubbish containers, Mayor Isen said the City of Los Angeles now has a Los Angeles Beautiful Committee, and they have installed large 'waste-basket' type rubbish containers with concrete bases which seem very successful. He thought we should check into the cost of them and see about getting them installed in the downtown area of Torrance.

Mayor Isen said three terms are expiring on the Park & Recreation Commission, and those people are all working hard and doing a fine job, and are eager to help with the job.

Mayor Isen nominated those three Commissioners whose terms are expiring, namely, Rose Craig, Mr. Cramer and Mr. Gittschier, to succeed themselves on the Commission. He asked that the Council be polled on these appointments individually.

All of the nominations were unanimously approved by those Councilmen present (Drale absent).

Mayor Isen said the term of Park & Recreation Commissioners is only three years, and he thought the Ordinance should be revised to be in line with all the others and provide for 4 year terms, and he so moved, saying if it is necessary to make a similar correction on the Ordinance covering the Library Board, he would include it in the motion.

Motion seconded by Councilman Benstead, all in favor, so ordered.

Mr. Frank Brunel, 128 Via Sego, said he was present to represent the Kay Club, and they would like to have a free license to hold a dance at the Y on October 31.

Councilman Benstead moved the request be granted.
 Motion, seconded by Councilman Beasley, carried unanimously
 by roll call vote of those present (Drale absent).
 Mr. Brunel said they would like to sell cokes at their dance.
 He was told that they might do so.

Mr. J. R. Holloman came forward, with the following: *see min. 10/7/58*
 "Council knows who I am, but for the benefit of the audience,
 I'm J. R. Holloman, President of Local 1138, Torrance Fire Fighters.
 "I didn't get an opportunity this evening earlier on Item G-1 of
 the Agenda to thank you gentlemen for what we didn't get. But I would
 like to say realization is never as great as the anticipation. I
 don't know what happened to the figure of \$100,000 when it started.
 I know the action has already been taken, gentlemen, but I'd like to -
 just as a matter of record - let you know that as President of Local
 1138, I think the whole thing stinks."

Mayor Isen: "Well - "

Mr. Holloman: "That's all I have to say about it. I only wish
 that I could speak for the rest of my members that I represent in
 turning the 3% back to you, but I can't."

Mayor Isen: "I think here's one case where comment is unnecessary."

Mr. Holloman: "Fine. Thank you."

Mr. Richard G. Miller, of Alter Ralty, said he wished to apply
 for a business license for a laundromat on Torrance Blvd., with a
 partner, Mr. John Stretch.

He was directed to take this up with the License Inspector.

Councilman Jahn moved all bills properly audited be paid.
 Motion, seconded by Councilman Bradford, carried unanimously
 by roll call vote of those present (Drale absent).

The meeting adjourned at 9:00 P. M.

A. H. Bartlett, City Clerk of the City of
 Torrance, California

By Gale Whitacre
 Deputy City Clerk

APPROVED:

Albert Isen
 Mayor of the City of Torrance